

Fill in this information to identify the case:

Debtor 1 DAVID L HAGEN

Debtor 2 SUSAN K HAGEN  
(Spouse, if filing)

United States Bankruptcy Court for the: \_\_\_\_\_ District of MN  
(State)

Case number 15-43443

8

## Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank Trust National Association as Trustee of Cabana Series III Trust

Court claim no. (if known): 7

Last 4 digits of any number you use to identify the debtor's account: 2082

Date of payment change:  
Must be at least 21 days after date of this notice 08 / 01 / 2020

New total payment: \$ 2,231.47  
Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 640.11

New escrow payment: \$ 667.33

**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1 DAVID L HAGEN Case number (if known) 15-43443  
First Name Middle Name Last Name

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Michelle R. Ghidotti-Gonsalves Date 07 / 02 / 2020  
Signature

Print: Michelle R. Ghidotti-Gonsalves Title AUTHORIZED AGENT  
First Name Middle Name Last Name

Company Ghidotti Berger LLP

Address 1920 Old Tustin Ave  
Number Street  
Santa Ana, CA 92705  
City State ZIP Code

Contact phone (949 ) 427 - 2010 Email bknotifications@ghidottiberger.com

ACCOUNT NUMBER:

004

DATE: 06/25/20

SUSAN HAGEN  
2016 COPPER CT  
BUFFALO, MN 55313

PROPERTY ADDRESS  
2016 COPPER CT  
BUFFALO, MN 55313

PLEASE REVIEW THIS STATEMENT CLOSELY - YOUR MORTGAGE PAYMENT MAY BE AFFECTED. THIS STATEMENT TELLS YOU OF ANY CHANGES IN YOUR MORTGAGE PAYMENT, ANY SURPLUS REFUNDS, OR ANY SHORTAGE YOU MUST PAY. IT ALSO SHOWS YOU THE ANTICIPATED ESCROW ACTIVITY FOR YOUR ESCROW CYCLE BEGINNING 08/01/2020 THROUGH 07/31/2021.

----- ANTICIPATED PAYMENTS FROM ESCROW 08/01/2020 TO 07/31/2021 -----

HOMEOWNERS INS	\$3,639.00
COUNTY TAX	\$4,369.00
TOTAL PAYMENTS FROM ESCROW	\$8,008.00
MONTHLY PAYMENT TO ESCROW	\$667.33

----- ANTICIPATED ESCROW ACTIVITY 08/01/2020 TO 07/31/2021 -----

ANTICIPATED PAYMENTS				ESCROW BALANCE COMPARISON	
MONTH	TO ESCROW	FROM ESCROW	DESCRIPTION	ANTICIPATED	REQUIRED
STARTING BALANCE -->				\$6,276.70	\$3,765.01
AUG	\$667.33			\$6,944.03	\$4,432.34
SEP	\$667.33			\$7,611.36	\$5,099.67
OCT	\$667.33	\$2,128.00	COUNTY TAX	\$6,150.69	\$3,639.00
NOV	\$667.33			\$6,818.02	\$4,306.33
DEC	\$667.33	\$3,639.00	HOMEOWNERS INS	L1 -> \$3,846.35	L2 -> \$1,334.66
JAN	\$667.33			\$4,513.68	\$2,001.99
FEB	\$667.33			\$5,181.01	\$2,669.32
MAR	\$667.33			\$5,848.34	\$3,336.65
APR	\$667.33			\$6,515.67	\$4,003.98
MAY	\$667.33	\$2,241.00	COUNTY TAX	\$4,942.00	\$2,430.31
JUN	\$667.33			\$5,609.33	\$3,097.64
JUL	\$667.33			\$6,276.66	\$3,764.97

----- DETERMINING THE SUFFICIENCY OF YOUR ESCROW BALANCE -----

IF THE ANTICIPATED LOW POINT BALANCE (L1) IS GREATER THAN THE REQUIRED BALANCE (L2), THEN YOU HAVE AN ESCROW SURPLUS. **YOUR ESCROW SURPLUS IS \$2,511.69.**

CALCULATION OF YOUR NEW PAYMENT

PRIN & INTEREST	\$1,564.14
ESCROW PAYMENT	\$667.33
<b>NEW PAYMENT EFFECTIVE 08/01/2020</b>	<b>\$2,231.47</b>

YOUR ESCROW CUSHION FOR THIS CYCLE IS \$1,334.66.

\*\*\*\*\* Continued on reverse side \*\*\*\*\*

ACCOUNT HISTORY

THIS HISTORY STATEMENT COMPARES YOUR PRIOR ANALYSIS CYCLE PROJECTED ESCROW ACTIVITY TO THE ACTUAL ESCROW ACTIVITY BEGINNING 08/01/2019 AND ENDING 07/31/2020. IF YOUR LOAN WAS PAID-OFF, ASSUMED OR TRANSFERRED DURING THIS PRIOR CYCLE, OR THE COMPUTATION YEAR IS BEGING CHANGED, ACTUAL ACTIVITY STOPS AT THAT POINT. THIS STATEMENT IS INFORMATION ONLY AND REQUIRES NO ACTION ON YOUR PART.

YOUR PAYMENT BREAKDOWN AS OF 08/01/2019 IS:

PRIN & INTEREST	\$1,762.99
ESCROW PAYMENT	\$640.11
BORROWER PAYMENT	\$2,403.10

PAYMENTS TO ESCROW			PAYMENTS FROM ESCROW		ESCROW BALANCE		
MONTH	PRIOR PROJECTED	ACTUAL	PRIOR PROJECTED	ACTUAL	DESCRIPTION	PRIOR PROJECTED	ACTUAL
					STARTING BALANCE	\$3,212.01	\$1,471.96
AUG	\$640.11	\$1,260.22 *	\$46.78		PMI	\$3,805.34	\$2,685.40
AUG				\$46.78	PMI		
SEP	\$640.11	\$0.00 *	\$46.78		PMI	\$4,398.67	\$2,638.62
SEP				\$46.78	PMI		
OCT	\$640.11	\$1,900.33 *	\$46.78		PMI	\$2,864.00	\$2,364.17
OCT				\$2,128.00	COUNTY TAX		
OCT			\$2,128.00		COUNTY TAX		
OCT				\$46.78	PMI		
NOV	\$640.11	\$0.00 *	\$46.78		PMI	\$3,457.33	\$2,317.39
NOV				\$46.78	PMI		
DEC	\$640.11	\$1,280.22 *	\$2,864.00		HOMEOWNERS INS	T-> \$1,186.66	A-> \$88.17-
DEC				\$3,639.00 *	HOMEOWNERS INS		
DEC			\$46.78		PMI		
DEC				\$46.78	PMI		
JAN	\$640.11	\$2,008.15 *	\$46.78		PMI	\$1,779.99	\$1,873.20
JAN				\$46.78	PMI		
FEB	\$640.11	\$640.11	\$46.78		PMI	\$2,373.32	\$2,466.53
FEB				\$46.78	PMI		
MAR	\$640.11	\$1,172.62 *	\$46.78		PMI	\$2,966.65	\$3,592.37
MAR				\$46.78	PMI		
APR	\$640.11	\$1,768.21 *	\$46.78		PMI	\$3,559.98	\$3,072.80
APR				\$46.78 *	PMI		
APR				\$2,241.00	COUNTY TAX		
MAY	\$640.11	\$1,128.39 *	\$46.78		PMI	\$2,025.31	\$4,154.41
MAY				\$46.78 *	PMI		
MAY			\$2,128.00		COUNTY TAX		
JUN	\$640.11	\$0.00	\$46.78		PMI	\$2,618.64	\$4,107.63
JUN				\$46.78	PMI		
JUL	\$640.11	\$0.00	\$46.78		PMI	\$3,211.97	\$4,107.63
	\$7,681.32	\$11,158.25	\$7,681.36	\$8,522.58			

UNDER FEDERAL LAW, WHEN YOUR ACTUAL ESCROW BALANCE REACHED THE LOWEST POINT, THAT BALANCE WAS TARGETED NOT TO EXCEED 1/6TH OF THE ANNUAL PROJECTED DISBURSEMENTS. YOUR LOAN DOCUMENTS OR STATE LAW MAY SPECIFY THAT YOUR LOWEST BALANCE MUST BE A LOWER AMOUNT THAN THE FEDERAL LAW ALLOWS.

UNDER YOUR MORTGAGE CONTRACT OR STATE OR FEDERAL LAW, YOUR TARGETED LOW POINT BALANCE (T) WAS \$1,186.66. YOUR ACTUAL LOW POINT ESCROW BALANCE (A) WAS \$88.17-.

BY COMPARING THE ANTICIPATED ESCROW TRANSACTIONS WITH THE ACTUAL TRANSACTIONS YOU CAN DETERMINE WHERE A DIFFERENCE MAY HAVE OCCURRED. AN ASTERISK (\*) INDICATES A DIFFERENCE IN EITHER THE AMOUNT OR DATE OF THE PROJECTED ACTIVITY THAT HAS NOT YET OCCURRED DUE TO THE DATE OF THIS STATEMENT.

IF THERE ARE NO PRIOR PAYMENTS TO OR FROM ESCROW SHOWN, THERE WAS NO PRIOR PROJECTION TO WHICH THE ACTUAL ACTIVITY COULD BE COMPARED.

## **Determining your Shortage or Surplus**

### **Shortage:**

Any shortage in your escrow account is usually caused by one the following items:

- An increase, if any, in what was paid for insurance and/or taxes from your escrow account.
- A projected increase in taxes for the upcoming year.
- The number of months elapsed from the time of these disbursements to the new payment effective date.

Shortages are divided evenly of the next twelve months. To reduce the increase in your monthly payment, the shortage can be paid either partially or in full.

### **Surplus:**

A surplus in your escrow account is usually caused by one the following items:

- The insurance/taxes paid during the past year were lower than projected.
- A refund was received from the taxing authority or insurance carrier.
- Additional funds were applied to your escrow account.

If your surplus is \$50.00 or greater and your loan was contractually current at the time when the analysis was run or calculated, a check will be sent to you. If your surplus is less than \$50.00, the funds will be retained in your escrow account.



**BSI Financial  
Services**

314 S. Franklin Street, 2nd Floor  
P.O. Box 517  
Titusville, PA 16354

1-800-327-7861

<https://myloanweb.com/BSI>

ACCOUNT NUMBER:

SUSAN HAGEN  
2016 COPPER CT  
BUFFALO, MN 55313

PROPERTY ADDRESS  
2016 COPPER CT  
BUFFALO, MN 55313

#### Annual PMI Notification (originated after 7-29-99)

Private Mortgage Insurance: Your mortgage loan requires private mortgage insurance ("PMI"). The premium for the insurance is added to your loan payments. PMI protects lenders against financial loss when borrowers default. Under certain circumstances, federal law gives you the right to cancel PMI or requires that PMI automatically terminate. Cancellation or termination of PMI does not affect any obligation you may have to maintain other types of insurance.

Borrower Requested Cancellation of PMI: You have the right to request that PMI be canceled on or after either of these dates:

- (1) the date the principal balance of your loan is first scheduled to reach 80% of the original value of the property or
- (2) the date the principal balance actually reaches 80 % of the original value of the property.

PMI will only be canceled on these dates if:

- (1) you submit a written request for cancellation;
- (2) you have a good payment history; and
- (3) we receive, if requested and at your expense, evidence that the value of the property has not declined below its original value and certification that there are no subordinate liens on the property.

A "good payment history" means no payments 60 or more days past due within two years and no payments 30 or more days past due within one year of the cancellation date.

"Original value" means the lesser of the contract sales price of the property or the appraised value of the property at the time the loan was closed.

Automatic Termination of PMI: If you are current on your loan payments, PMI will automatically terminate on the date the principal balance of your loan is first scheduled to reach 78% of the original value of the property. If you are not current on your loan payments as of that date, PMI will automatically terminate when you thereafter become current on your payments.

In any event, PMI will not be required on your mortgage loan beyond the date that is the midpoint of the amortization period for the loan if you are current on your payments on that date.

Michelle R. Ghidotti-Gonsalves, Esq. (SBN 232837)  
L. Bryant Jaquez, Esq. (SBN 252125)  
GHIDOTTI | BERGER, LLP  
1920 Old Tustin Ave.  
Santa Ana, CA 92705  
Ph: (949) 427-2010  
Fax: (949) 427-2732  
bjaquez@ghidottiberger.com

Authorized Agent for Creditor  
U.S. Bank Trust National Association as Trustee of Cabana Series III Trust

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MINNESOTA – MINNEAPOLIS DIVISION

In Re:	)	CASE NO.: 15-43443
	)	
David L. Hagen and Susan K. Hagen,	)	CHAPTER 13
	)	
Debtors.	)	<b>CERTIFICATE OF SERVICE</b>
	)	
	)	
	)	
	)	
	)	
	)	
	)	
	)	

**CERTIFICATE OF SERVICE**

I am employed in the County of Orange, State of California. I am over the age of eighteen and not a party to the within action. My business address is: 1920 Old Tustin Ave., Santa Ana, CA 92705.

I am readily familiar with the business's practice for collection and processing of correspondence for mailing with the United States Postal Service; such correspondence would be deposited with the United States Postal Service the same day of deposit in the ordinary course of business.

On July 10, 2020 I served the following documents described as:

- NOTICE OF MORTGAGE PAYMENT CHANGE**

on the interested parties in this action by placing a true and correct copy thereof in a sealed envelope addressed as follows:

(Via United States Mail)

**Debtor**

DAVID L HAGEN  
2016 COPPER COURT  
BUFFALO, MN 55313

**Chapter 13 Trustee**

Kyle Carlson  
PO Box 519  
Barnesville, MN 56514

**Debtor**

SUSAN K HAGEN  
2016 COPPER COURT  
BUFFALO, MN 55313

**U.S. Trustee**

US Trustee  
1015 US Courthouse  
300 S 4th St  
Minneapolis, MN 55415

**Debtor's Counsel**

Ian Ball  
Attorney at Law  
310 4th Ave S  
Ste 5010  
Minneapolis, MN 55415

xx (By First Class Mail) At my business address, I placed such envelope for deposit with the United States Postal Service by placing them for collection and mailing on that date following ordinary business practices.

       Via Electronic Mail pursuant to the requirements of the Local Bankruptcy Rules of the Eastern District of California

xx (Federal) I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on July 10, 2020 at Santa Ana, California

/s/ Jeremy Romero  
Jeremy Romero